

85-89-A PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3B (1801.2(C)(4)) to permit side yards setbacks of 10' in lieu of the required 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Petitioner requests that the required side yard setbacks of 15 feet be reduced to 10 feet. The proposed dwelling and subject floor plan would not be practical if not allowed setback variance. Please note that other dwellings in the subject subdivision are required only total setback (sideward) of 25 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____ Phone No. _____
City and State _____
Attorney's Telephone No.: _____

Legal Owner(s): _____
Alice S. Ruocco
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Alice S. Ruocco
Name
253 Cinder Road
Address Timonium 21093 Phone No. 257-8827

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of August, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 8th day of October, 1984, at 10:00 A.M.

Cal J. Jablon
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

August 31, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #28 (1984-1985)
Property Owner: Alice S. Ruocco
N/ES Pebble Lane 693' S/E from centerline
Cinder Road
Acres: 90 x 158
District: 8th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

A 7.5-foot and a 25-foot drainage and utility easement are located adjacent to and parallel with the northwest and the northeast property lines, respectively. Public sanitary facilities exist within these easements.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot free-board.

Very truly yours,

GILBERT S. BENSON, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:ROP:SS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition Nos. 85-89-A and 85-93-A

Date: September 18, 1984

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 1, 1984

COUNTY OFFICE BLDG.
112 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

M's Alice Ruocco
263 Cinder Road
Timonium, Maryland 21093

RE: Case No. 85-89-A (Item No. 28)
Petitioner - Alice Ruocco
Variance Petition

Dear M's Ruocco:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NEC:bsc

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James A. Markle
Design Division - Storm Drain
FROM: Eugene A. Bober
Chief, Current Planning and Development

Date: September 13, 1984

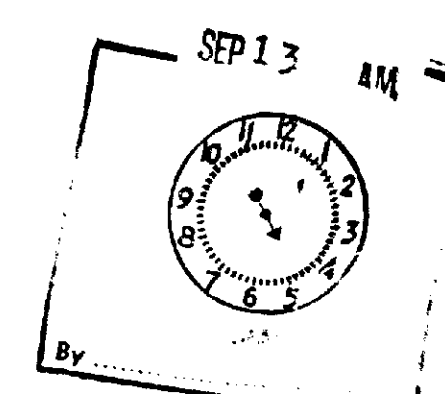
SUBJECT: Amended Development Plan - Roc Valley
S/S Cedar Rd, w/s Pto Jorg Rd.
See E.D.

Please advise me of the actual flood plain 100-year as it relates to this development. Lot 11 as shown on the accompanying plat has asked for an amendment to its plan. I understand that there has been drainage problems in this area. We have recommended to the Zoning Commissioner that he ask for a recommendation from Storm Drain Section prior to granting the Variance.

Eugene A. Bober
Chief, Current Planning & Development

EAB:rh

cc: Arnold Jablon



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 7th day of August, 1984.

ARNOLD JABLON
Zoning Commissioner

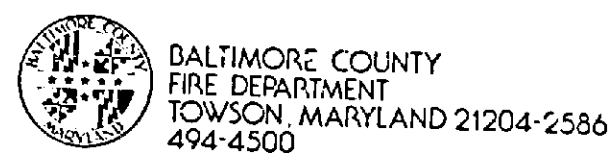
Petitioner: Alice Ruocco
Petitioner's Attorney: Nicholas B. Commodari
Received by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

ZONING DESCRIPTION

Beginning on the North side of Pebble Lane 50 feet wide, at the distance of 658.5' to center line Cinder Road. Being Lot #11, Section II amended plat of Roc Valley Folio 49 Liber 88 also known as 11 Pebble Lane, Timonium, Maryland 21093 in the 8th election District of Baltimore County.



PAUL H. REINCKE
CHIEF

August 10, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Alice S. Ruocco

Location: NE/S Pebble La. 693' S/E from c/l Cinder Road

Item No.: 28 Zoning Agenda: 8/7/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *P. H. Reincke* Noted and Approved: *George M. H. Gagnon*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

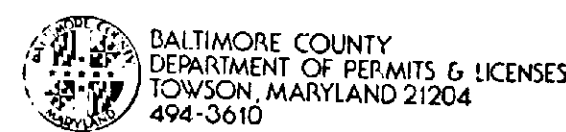
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: September 24, 1984
Eugene A. Bober
FROM: Chief, Current Planning and Development
SUBJECT: Amended Development Plan - Roc Valley

I have been advised by the Storm Drain Design Division of the Bureau of Engineering, Department of Public Works that virtually all of Lot 11 on the accompanying plat is within the 100-year floodplain. Therefore I believe it inappropriate for me to authorize an amended development plan for this lot.

Eugene A. Bober
Eugene A. Bober
Chief, Current Planning & Development

cc: Norman E. Gerber
James Markle



TED ZALESKI JR.
DIRECTOR

August 28, 1984

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 28 Zoning Advisory Committee Meeting are as follows:

Property Owner: Alice S. Ruocco
Location: N.E. Side Pebble Lane 693' S/E from c/l Cinder Road
Existing Zoning: D.R. 2
Proposed Zoning: Variance to permit a side yard setback of 10' in lieu of the required 15'.

Acres: 90 x 158
District: 8th.

The items checked below are applicable:

(X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 ~~Structure shall conform to the Baltimore County Building Code~~ and other applicable Codes.

(X) A building/ & other miscellaneous permit shall be required before beginning construction.

(X) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 5'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 407 and Table 402, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to is office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:es

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

James A. Markle
TO: Design Division - Storm Drain Date: September 13, 1984
Eugene A. Bober
FROM: Chief, Current Planning and Development
SUBJECT: Amended Development Plan - Roc Valley

Please advise me of the actual flood plan 100-year as it relates to this development. Lot 11 as shown on the accompanying plat has asked for an amendment to its plan. I understand that there has been drainage problems in this area. We have recommended to the Zoning Commissioner that he ask for a recommendation from Storm Drain Section prior to granting the Variance.

Eugene A. Bober
Eugene A. Bober
Chief, Current Planning & Development

EAB:rh

cc: Arnold Jablon

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE/S Pebble Lane, 693' SE of : OF BALTIMORE COUNTY
Centerline of Cinder Rd. (11 :
Pebble Lane), 8th District
ALICE S. RUOCCO, Petitioner : Case No. 85-89-A

ENTRY OF APPEARANCE

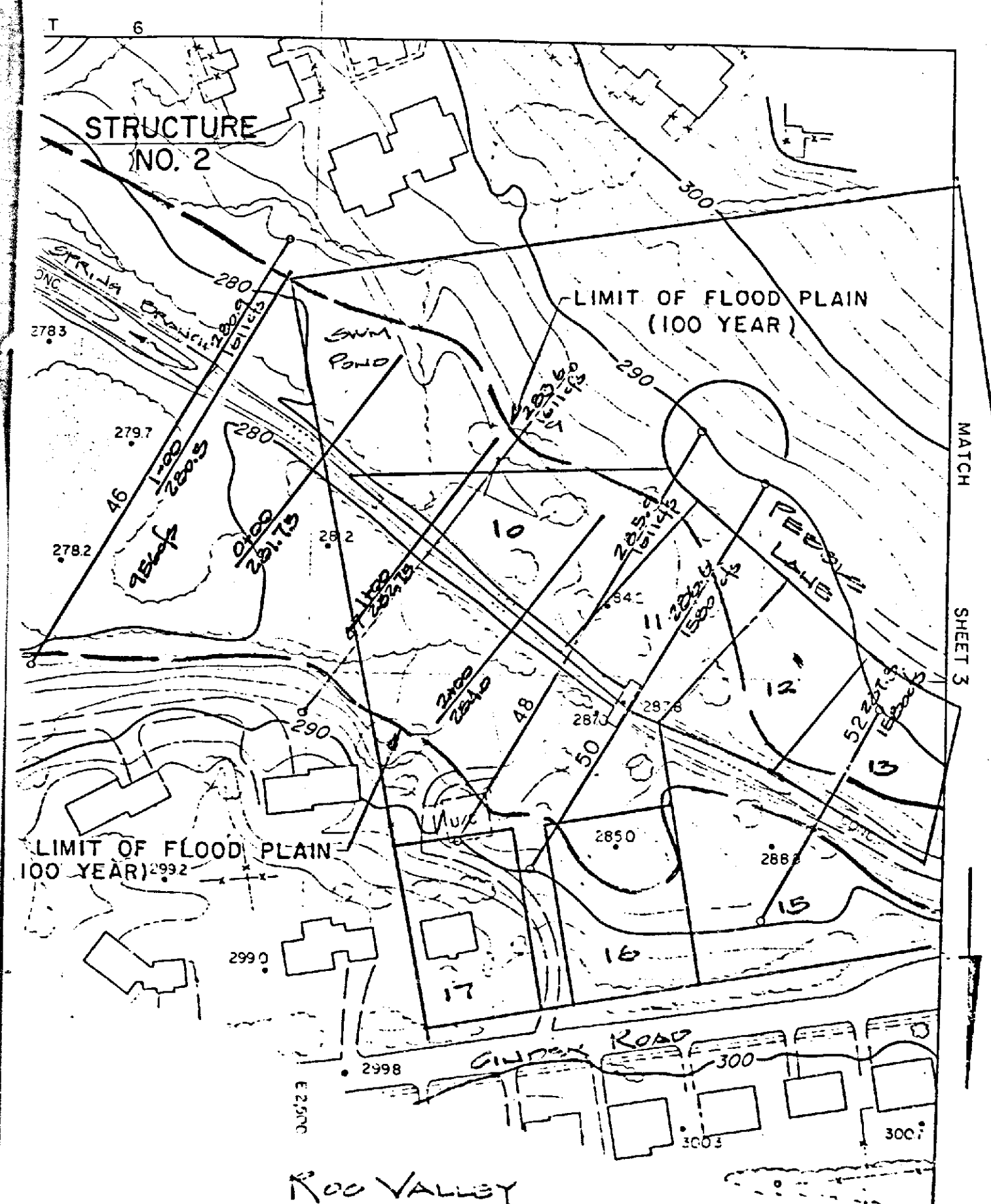
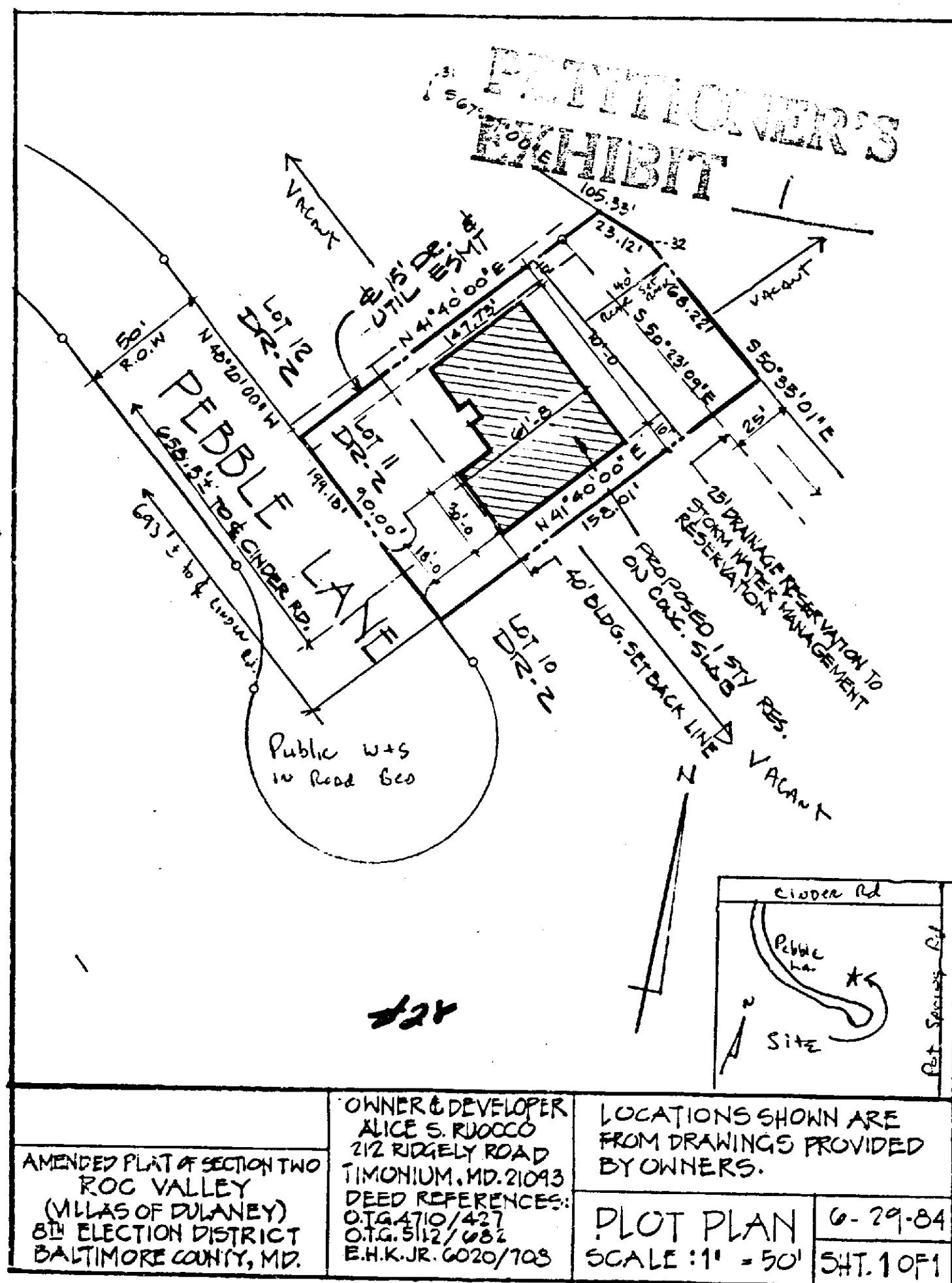
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 17th day of September, 1984, a copy of the foregoing Entry of Appearance was mailed to Alice S. Ruocco, 263 Cinder Road, Timonium, Maryland 21093, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



DESCRIPTION

Subject property is situated on the north East side of Pebble lane and located 693' ± from the center line of Cinder Road in the eighth election District of Baltimore County. Subject site being known as Lot #11, Section II, Roc Valley as amended Liber 49 Folio 88. Street address being 11 Pebble Lane, Timonium, Maryland.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8th Date of Posting 9-21-84
Posted for: Variance
Petitioner: Alice S. Ruocco
Location of property: 11 Pebble Lane, NE/S Pebble Lane, 693' SE of c/l of Cinder Rd. (11 Pebble Lane)
Location of Signs: 1 Sign on lot at 11 Pebble Lane, 2 Signs - end of Pebble Lane at Cinder Rd. (SE)
Remarks: _____
Listed by: [Signature] Date of return: _____
Number of Signs: _____

September 10, 1984

Ms. Alice S. Ruocco
263 Cinder Road
Timonium, Maryland 21093

NOTICE OF HEARING

RE: Petition for Variance
NE/S Pebble Lane, 693' SE of the c/l of Cinder Road (11 Pebble Lane)
Alice S. Ruocco - Petitioner
Case No. 85-89-A

TIME: 10:00 A.M.
DATE: Monday, October 8, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 131939

DATE 7/27/84 ACCOUNT R-01-15-000
AMOUNT 35.10
RECEIVED FROM: ROCKO, INC.
FOR: pay fee for 1st 1/2 yr VARIANCE
6 094*****35001a 3305f

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

October 2, 1984

Ms. Alice S. Ruocco
263 Cinder Road
Timonium, Maryland 21093

RE: Petition for Variance
NE/S Pebble Lane, 693' SE of the c/l of Cinder Rd. (11 Pebble Lane)
Alice S. Ruocco - Petitioner
Case No. 85-89-A

Dear Ms. Ruocco:

This is to advise you that \$55.97 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 134359

DATE 10/8/84 ACCOUNT R-01-615-000
AMOUNT \$55.97
RECEIVED FROM: Rocko, Inc.
FOR: Advertising and Posting of Case No. 85-89-A (Alice S. Ruocco-Petitioner)
6 018*****55571a 3086f

PETITION FOR VARIANCE 8th Election District

LOCATION: Northeast side Pebble Lane, 693 feet Southeast of the centerline of Cinder Road (11 Pebble Lane)
DATE AND TIME: Monday, October 8, 1984 at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard setbacks of 10 feet in lieu of the required 15 feet.

Being the property of Alice S. Ruocco as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR VARIANCE
8th Election District
LOCATION: Northeast side Pebble Lane, 693 feet Southeast of the centerline of Cinder Road (11 Pebble Lane)
DATE & TIME: Monday, October 8, 1984 at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit side yard setbacks of 10 feet in lieu of the required 15 feet.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Sept. 21

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 20, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Sept. 20, 1984.

THE JEFFERSONIAN,

Publisher

PETITION FOR VARIANCE
8th Election District
LOCATION: Northeast side Pebble Lane, 693 feet Southeast of the centerline of Cinder Road (11 Pebble Lane)
DATE & TIME: Monday, October 8, 1984 at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit side yard setbacks of 10 feet in lieu of the required 15 feet.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Sept. 21

85-89-A
11/13 1984
TOWSON, Md.
THIS IS TO CERTIFY, that the annexed advertisement as published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for consecutive weeks, the 1st publication appearing on the 11th day of Sept. 1984.
The TOWSON TIMES
Cost of Advertisement: \$25.97

IN RE: PETITION ZONING VARIANCES
NE/S of Pebble Lane, 693' SE of the centerline of Cinder Road (11 Pebble Lane) - 8th Election District
Alice S. Ruocco, Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-89-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit side yard setbacks of ten feet instead of the required 15 feet, as more particularly shown on Petitioner's Exhibit 1.

The Petitioner, by her son, Bernard Ruocco, appeared and testified. There were no Protestants.

The Petitioner, owner of Lot 11, the lot at issue here, has developed 18 lots in this subdivision. Her son is the contractor who is building the homes. She now wishes to construct her own home and needs the requested variances in order to do so. She also needs to amend her development plan to show the new home. The lot to the west has been sold but has not been improved. The owner of that lot does not object to either request. The lot to the south is still retained by the Petitioner but is expected to be sold. Lot 11, zoned D.R.2, is about ten feet narrower than most of the other lots. The proposed home, approximately 70' x 62', would require side yards of ten feet and would front on Pebble Lane. It would not actually be larger than the other homes built; it would be a one-story rancher rather than a two-story home.

In regards to a question as to whether the lot lies within the 100-year flood plain which would prevent any development, the subdivision was approved after two studies were completed by the Petitioner which determined that the lot was not impacted and that the flood plain was entirely controlled within the

land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of October, 1984, that the Petition for Zoning Variances to permit side yard setbacks of ten feet instead of the required 15 feet be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. No building permit may be issued until the amended development plan as submitted is approved by the Director of Planning.
2. With such approval, a building permit may be issued; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mrs. Alice S. Ruocco

People's Counsel

banks of the stream traversing the development. If this lot were to be useless, why was this not picked up at the time of approval of the development plan? Mr. Ruocco states that he is working with the Department of Public Works to solve this issue.

Mr. Ruocco, who has already constructed about ten homes in the development, stated that none of the properties or homes were flooded during the recent heavy rains. He does not believe that the lot would be.

The Petitioner seeks relief from Section 1802.3.B (1801.2.C.4), pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement the Petitioners seek relief from here would unduly restrict the use of the

APR 23 1985